

Kerala Gazette No. 46 dated 18th November 2008.

## **PART I**



**GOVERNMENT OF KERALA**

### **Local Self Government (RD) Department**

#### **NOTIFICATION**

G. O. (Ms.) No. 280/08/LSGD. *Dated, Thiruvananthapuram, 25th, October 2008.*

WHEREAS, the Government have, vide notification issued under G.O. (Ms.) No. 236/86/LAD dated 20th November 1986 sanctioned the Development Plan (General Town Planning Scheme) for Palakkad Town under section 14 of the Town Planning Act, 1920.

AND WHEREAS, Government have notified the said scheme as per notification issued as G.O. (Ms.) No. 236/86/LAD dated 20th November 1986.

AND WHEREAS, it is required to vary the said Scheme for the purpose of making the zoning regulations compatible to the present development scenario to the extent possible as an immediate measure, until the scheme is further varied after detailed studies.

Now, THEREFORE, in exercise of powers conferred by sub-section (2) of section 15 of the Madras Town Planning Act, 1920, the Government of Kerala hereby propose to issue a notification varying the said Town Planning Scheme to the extent required, a draft of which is appended as required by sub-rule (i) of rule 72 of the Rules under the Madras Town Planning Act, 1920.

Notice is hereby given that the said draft will be taken up for consideration within sixty days from the date of publication and any person interested in the scheme may submit in writing his objections and suggestions, if any, thereon within the said date.

Objections and Suggestions in this regard shall be addressed to the Town Planner, Town & Country Planning Office, Civil Station, Palakkad (P.O.) (On behalf of the Secretary to Government, Local Self Government Department, Government of Kerala) in the prescribed format appended herewith as appendix X together with enclosures if any applicable. The envelope containing the objections and suggestions need to be superscribed as 'Development Plan for Palakkad-Variation 2008-Objections and Suggestions'. The Name and Address of the person need to be written on the bottom left corner of the envelope.

G. 931/2008/DTP.

## DRAFT

In exercise of the powers conferred by sub-section (2) of section 15 of the Madras Town Planning Act, 1920 the Government of Kerala hereby vary the Development Plan for Palakkad sanctioned under section 14 of the said Act in G.O. (Ms.) No. 236/86/LAD dated 20th November, 1986 as indicated below namely:-

## VARIATION

In the said Development Plan, for “Section VII” in the provision “Zoning Regulation” the following shall be substituted, namely:-

**SECTION VII**  
**Zoning Regulations**

1. The implementation and enforcement of the Development Plan for Palakkad shall be in conformity with the Zoning Regulation prescribed hereunder. These regulations shall guide the granting or refusal of permission for Land Development. All future considerations within the boundary prescribed in the Development Plan for Palakkad shall prevail over the provisions of Kerala Municipal Building Rules in force.
2. For the implementation and enforcement of the proposal envisaged in the Development Plan for the town, areas have been zoned under various uses such as residential, commercial, industrial, public and semi-public etc. Details regarding the nature of uses ‘permitted’, uses ‘restricted’ and uses ‘prohibited’ in each zone are given below. In addition to the above, guidelines for regulating Developments are also provided herein.
3. Uses ‘permitted’ in a zone cover the uses that can be normally accommodated in the relevant zone. In some cases it may be possible to permit some other uses also which are not likely to affect the quality and environment in a zone specified for a particular use. Such cases have to be individually studied based on their performance characteristics and special location factors. Such cases which come under this category are classified as “Uses restricted”. “Uses prohibited” enlists the various objectionable uses in each zone which shall not be permitted under normal circumstances.
4. Zoning Regulations are not intended to prohibit existing uses that have been lawfully established prior to the enforcement of these regulations. They are essentially intended to help the competent authority in decisions regarding granting or refusal of planning permissions for land use conversions and construction of buildings/structures or any other matter specifically mentioned in these regulations.
5. Existing areas and structures of archaeological importance, agricultural uses and religious uses may be permitted to continue in all zones and shall not constitute non-conforming uses.
6. In addition, based on the sub-section (m) and (n) of section 4 of Madras Town Planning Act, 1920 ME, the regulation are also proposed to conserve the heritage character of the Kalpathy Area in Palakkad, with due regard to the historical significance and architectural character of the area.

No.	Land use	Uses permitted	Uses restricted by the executive authority with the concurrence of		
			Town Planner of the State, Town Planning Service having jurisdiction over the area	Chief Town Planner	Uses prohibited
(1)	(2)	(3)	(4)	(5)	(6)
1	Residential use zone	All Residences, Residential Flats/ Apartments, Residential Uses incidental to Other Main Uses, Night Shelters, Orphanages/Old Age Homes/ Dharmasala, Residential Quarters, Farm Houses, Asra-mam/Madams, Retail Shops with total plinth area upto 100m <sup>2</sup> Professional Office with floor area limited upto 200m <sup>2</sup> ATMs, Day care and Creche, Nursery/Kinder Garten/Primary School, Electric sub-station, Clinics and Nursing Home(Out-Patients only), Totlots, Parks, Open Air Theatre, Traffic Park, Police Station, Fire	Commercial Office/ Establishment with total floor area limited to 200m <sup>2</sup> , Banking and Financial Institutions with total floor area limited to 200m <sup>2</sup> Cybercafe, Restaurants/ Canteen upto 100m <sup>2</sup> , Beauty Parlour, Weighbridge, Cottage Industries of non-nuisance nature, Small Automobile workshop for 2/3 wheelers engaging not more than 5 workers, Printing Press, Information Technology Hard wares/ Electronic Industries, Local, State	Hostels and Boarding houses for Student/ Women, Motels, Hotels, Fuel filling station, IT/ Software Unit, Water treatment plants 5 Million Liters per day and above, Bakeries and confectioneries upto 200m <sup>2</sup> , Godowns/ Warehouses /Storage upto 100m <sup>2</sup> , Automobile workshop with power limited upto 10 Horse power, Service industries engaging not more than 9 workers	Any other uses not specified in items in column (3), (4) and (5).

(1)	(2)	(3)	(4)	(5)	(6)
		Station, Public utility Building, Library, Reading Room, Play Ground, Plant Nursery, Agriculture and Horticulture, Pastures and Grazing Grounds, Fodder Cultivation, Seed Farms, Pump Houses, Wells and Irrigation Ponds, Small Service Industries of non nuisance nature (see Annexure I) engaging not more than 5 workers with power limited to 3 Horse-power, Existing monuments of Archeological importance.	and Central Government Offices, Public Sector Offices, Postal and Telegraph Offices, General and Head Post Office, Telephone Exchange, Transmission Towers and Wireless Station, Social Welfare Centres, Swimming Pool, Community Hall, Cultural and Information Centres, Zoological and Botanical Gardens, Bird Sanctury, Parking plaza, Taxi/Jeep stand, Autorickshaw Stand, Smokehouse attached to Residential Buildings, Storage of Agricultural produces and Seeds, Green houses, water Treatment plant below 5 Million Liters per Day.	with power, limited to 10 Horse powers, 19 workers without power, General Educational Institute, Specialized and Professional Institute, Research & Development Institutes, Hospitals upto 10 bed (with minimum plot area having 0.2 hectre and coverage and FAR limited to 30 % and 1 respectively) Secondary Schools, Vocational Training Institute, Technical training Centres/ Polytechnics, Diagnostic Centre, Radio and Television Stations, Museum, Dairy farms, Plant rooms incidental to existing houses.	4

2 Commercial use zone	Retail shops, Wholesale shops, Professional Offices, Commercial Offices/ Establishments, Studios, Banking/ Financial Institutions, ATMs, Cybercafe, Restaurant/Canteen, Bakeries and confectioneries, Theatre, Movie halls, Hotels, Motels, Lodging houses, Beauty Parlour, Formal Markets, Gymnasium/ Yogacentres, Godowns/Warehouses/Storage of non hazardous materials, Shopping Complex and Super markets, Shopping malls/Multiplex/Hyper market, Bear pubs/Parlour, Liquor bars, Automobile show rooms, weigh bridges, Information Technology/ Software units, Cottage industries, Automobile workshops, Cold Storage, Service Industries of non-nuisance nature (See Annexure I) engaging not more than 10 workers with	Ashramam/Madam, Staking yards, Automobile service stations (Light vehicles), Indoor games Stadium, Gymnasium, Swimming pool, Exhibition Centre and Art galleries, Taxi/Jeep stand and Auto rickshaw stand.	Fuel filling Stations, Automobile service stations for heavy vehicles, Water treatments plants 5 Million Liters per Day and above, Industrial estate and Industrial parks, Medium and heavy industries, Courts, Civil defence and home guard, Forensic science lab, Jail and Reformatory, Radio and Television Stations, Museum, Convention Centre, Religious Centres, Hospital and Health Centre Inpatient (up to 100 beds), Out door game Stadium, Zoological and Botanical gardens, Bird Sanctuary, Camping site,	Any other uses not specified in items in Column (3), (4) and (5).
-----------------------	---	--	--	---

(1)	(2)	(3)	(4)	(5)	(6)
		power limited to and 15 Horsepower, Water treatment plants below 5 million Litres per Day, Local State and Central Govt. Offices, Public Sector Offices, Day care and Creche Residences with total floor area limited up to 300m <sup>2</sup> , Residential uses incidental to main use, Hostels and Boarding houses for students/women, Night shelters, Orphanages, Old age homes/Dharmasala, Guest Houses Lodges, Farm Houses, Nursery/ Kinder garten/ Primary School, Community Halls, Cultural and Information Centre, Public Utility Buildings, Electric Sub-Station, Clinics (Out patient), Diagnostics Centres, Hospitals and Health Centres-inpatient (up to 10 beds), Totlots, Parks, Fair ground, Open Air Theatres, Traffic park, Play ground, Parking plaza, Plant		Bus terminal/Stand, Lorry stand, Railway Station, Airport, Container terminal, Junk Yards, Fish and meat processing centre, Dairy farm, Poultry farm, Piggery farm, Smoke houses.	

nursery, Agriculture and horticulture, Fodder cultivation, Pastures and grazing grounds, Fish farms, Seed farms, Pump houses, Wells and irrigation ponds, Storage of agriculture products and seeds and Green houses. Non nuisance character service industries engaging not more than 9 workers with power limited to 30 Horse power or 19 worker without power., Printing press, Information Technology Hardware/Electronic industries, marble/granites/storage/cutting centres, Police Posts, Police Station, Fire Post/Station, Postal and Telegraph Offices, General and Head Post office, Telephone Exchange, Transmission towers and Wireless Station, Library and reading room, Social Welfare Centre, Auditorium, Wedding hall.

7

(1)	(2)	(3)	(4)	(5)	(6)
3 Industrial use zone	All type of Industries other than obnoxious and nuisance type (Annexure II), Industrial Estates and Industrial Parks, Medium and Heavy Industries, Cottage industries, Automobile workshops, Automobile service stations, Spray painting workshops, Saw Mills, Cold Storage, Ice Factory, Service Industries, Non-Nuisance Character Service Industries, Printing Press, Water Treatment Plants, Information Technology Hardware/Electronic Industries, Marble and Granite Storage/Cutting Centres, Residences with total floor area up to 200m <sup>2</sup> , Residential uses incidental to other industrial use, ATMs, Cybercafe, Restaurant/ Canteen with floor area up to 100m <sup>2</sup> , Bakeries and Confectionaries, Gymnasium/ Yoga centres, Retail business and wholesale business incidental to the industries,	Night Shelters, Orphanages/Old age Homes/ Dharmasala, Guest Houses/Lodges, Residential Quarters, Professional Offices with floor area up to 200m <sup>2</sup> , Commercial Office/ Establishment with floor area up to 200m <sup>2</sup> , Banking and Financial Institutions, Restaurants/ Canteen with floor area up to 200m <sup>2</sup> , Primary School, Vocational Training Centre, Technical Training Centre, Public Utility Buildings, Storage of Agriculture Produces and Seeds, Green Houses.	Night Shelters, Orphanages/Old age Homes/ Dharmasala, Guest Houses/Lodges, Residential Quarters, Professional Offices with floor area up to 200m <sup>2</sup> , Commercial Office/ Establishment with floor area up to 200m <sup>2</sup> , Banking and Financial Institutions, Restaurants/ Canteen with floor area up to 200m <sup>2</sup> , Primary School, Vocational Training Centre, Technical Training Centre, Public Utility Buildings, Storage of Agriculture Produces and Seeds, Green Houses.	Godowns/Ware houses / storage with floor area up to 500m <sup>2</sup> for non hazardous materials, Shopping Complex and Super markets with floor area up to 500m <sup>2</sup> , Fuel filling station, Research and Development Institutes, Jail and reformatory, Radio and Television Stations, Museum, Exhibition Centre and Art Gallery, Hospitals Inpatient (up to 50 beds), Bus terminal/Stand, Lorry stand, Railway station, Airport, Container terminals, Cremation Ground, Crematorium, Burial Ground, Common Vault, Slaughter House, Obnoxious and nuisance character industries, Storage of explosive and fire works, Poultry farm, Piggery farm.	Any other uses not specified in items in Column (3), (4) and (5).

8

Godowns/warehouse/storage up to 100m<sup>2</sup> for non hazardous materials, Automobile showroom, weigh bridge, Information Technology/software, unit, Stacking yards, Transmission Towers and Wireless Station, Electric substation, Clinics (Out Patient), Diagnostic Centres, Tot Lots, Parks, Open Air Theatre, Traffic Park, Play Ground, Parking plaza, Junk Yards, Minor Storage of Explosive and Fire works, Gas Godowns, Saw Mills with Timber Yard, Fish and Meat Processing Centre, Dairy Farm, Smoke Houses, Dumping Yards, Sewage Treatment Plants, Plants Nursery, Agriculture and Horticulture, Pastures and Grazing Grounds, Fodder Cultivation, Pump Houses, Wells and Irrigation Ponds. Local, State and Central Government, and Public Sector Offices, Day care and Creche, Nursery/

9

(1)	(2)	(3)	(4)	(5)	(6)
		Kindergarten, Police Post, Police Station, Fire Post/ Station, Post and Telegraph Office, General and Head Post Office, Telephone Exchange, Library and Reading Room, Social Welfare Centre, Taxi and Jeep Stand, Autorickshaw Stand.			
4. Public and semi public uses zone		Local, State and Central Govt. and public sector offices, Day care and creche, All educational institution, Research and Development institute, Courts, Police post/ station, Civil defence and home guard, Forensic science Lab, jail and reformatory, Fire post/station, Postal and Telegraph offices, General and Head post office, Telephone Exchange, Radio and Television station, Transmission Towers and wireless station, Library and reading room, social welfare centre, Museum, Auditorium,	Night Shelters, Orphanages/Old age Home/ Dharmasala, Guest House/Ashram/Madam, Retail shops, Wholesale shops, Professional Office with total floor area up to 200m <sup>2</sup> , commercial Office/ Establishment with total floor area up to 200m <sup>2</sup> , Banking and Financial Institutions, Restaurant/ Canteen with total floor area above 200m <sup>2</sup> , Movie Hall, automobile Show room, Weigh Bridge, Cottage	Professional Office/ with total floor area up to 500m <sup>2</sup> commercial Office/ Establishment with total floor area up to 500m <sup>2</sup> office complex Fuel filling Stations, Zoological and Botanical garden, Bird Sanctuary, Bus terminal/Stand, Lorry stand, Railway Station, Junk Yards, Cremation grounds/ Crematorium, Burial	Any other uses not specified in items in column (3), (4) and (5).

10

Wedding hall, Indoor games stadium, Convention centre, Gymnasium, Swimming pool, Exhibition Centre and art galleries, Community Hall, Cultural and information centre, Public utility building, Religious centre, Electric substation. All medical institutions, Totlots, Parks, Out door games stadium, Fair ground, Open air theatre, Traffic park, play ground, Parking plaza, Residences of floor area with total floor area upto 200 m <sup>2</sup> Residential uses incidental to the main use, ATMs, Cyber-cafe, restaurant/Canteen with total floor area up to 100 m <sup>2</sup> Beauty Parlour/ Gymnasium yoga centre, non hazardous, Information Technology/Software units, Water treatment plant below 5 Million Liters per Day, Plant nursery, Agriculture and horticulture, Pastures and grazing grounds, Fodder cultivation, Pump houses, wells and irrigation ponds.	Industries, Automobile workshops for 2/3 wheelers, Water treatment plant 5 Million Liters per day and above, Information Technology Hardware/Electronic Industries, Car/Jeep stand, Autorickshaw stand.	ground/Common Vault, Slaughter houses, Sewage treatment plants.
--	---	---

11

(1)	(2)	(3)	(4)	(5)	(6)
5 Parks and open spaces use zone	Recreational uses, Totlots, Parks, Out Door Games Stadium, Fair Ground, Open Air Theatre, Traffic Park, Play Ground, Zoological and Botanical Garden, Bird sanctuary, Camping Sites, Plant Nursery, Agriculture and Horticulture, Pastures and Grazing Grounds, Fodder Cultivation, Pump Houses, Well and Irrigation Ponds, Green houses.	ATMs, Yoga Centres, Water Treatment Plant below Million Liters per Day, Auto Rickshaw/ Taxi Stand.	Pavilions and grant stands, Radio & Television Station, Bath houses, Cyber C a f e , I n d o o r Games Stadium, G y m n a s i u m , Swimming Pool, Amusement Parks.	Any other uses not specified in items in column (3), (4) and (5).	
6 Wet Agriculture use/Paddy fields zone	Paddy fields, All kind of agriculture and horticulture, Pastures and Grazing Yards, Fodder Cultivation, Fish and Seed Farm, Pump House, Well and Irrigation Ponds, Plant nursery Green houses.	Totlots Playground, Parks, Diary & Poultry farms.	Milk processing plants, Service and repair of farm machinery, Processing of farm produce.	Any other uses not specified in items in column (3), (4) and (5).	

12

7 Hazardous use zone	Cremation grounds, burial grounds and related constructions sewage treatment plants, manure storage, existing agricultural areas, grazing grounds and fodder cultivation, slaughter houses, meat packing.	Auto Rickshaw Stand.	Public buildings and Offices, incidental to the main use, incidental storage and warehousing and industrial effluent disposal yards.	Any other uses not specified in items in column (3), (4) and (5).
8 Sector centre	Guest Houses/Lodges, Extension to existing Residential building, Residential building with total floor area up to 300m <sup>2</sup> Retail Shops, wholesale Shops, Hostels and Boarding Houses for Students/Women, Professional Offices with total floor area up to 200 m <sup>2</sup> Commercial Offices/ Establishment with total floor area up to 200 m <sup>2</sup> Banking and Financial Institutions with total floor area up to 500 m <sup>2</sup> , ATMs, Cybercafe, Restaurant/Canteen with total floor area up to 500m <sup>2</sup> . Beauty Parlours, Information Technology/ Software Units, Cottage, Industries,	Orphanage/Old age Homes/Dharmasala/ Ashram/Madam, Taxi/ Jeep Stand, Auto-Rickshaw Stand.	Shopping Complex and Super Market with total floor area above 1000 m <sup>2</sup> Shopping/Office Complex, Shopping Malls/Multiplex/ Hyper Markets, Beer Pubs Parlours, Liquor Bars, Fuel Filling Stations, Light Vehicles, Service Industries engaging not more than 9 workers with power limited to 10 Horsepower or worker with out	Any other uses not specified in items in column (3), (4) and (5).

(1)	(2)	(3)	(4)	(5)	(6)
		Service Industries of non-nuisance nature engaging not more than 3 workers with power limited to 3 Horsepower, Water Treatment Plants below 5 Million Litres per day, Local State and Central Govt. Offices, Public Sector Offices, Post and Telegraph Offices, General and Head Post Offices, Telephone Exchange, Radio and Television Station, Transmission Towers and Wireless Station, Library and Reading Room, Social Welfare Centre, Museum, Auditorium/Wedding Halls, Indoor Games Stadium, Convention Centres, Gymnasium, Swimming Pool, Exhibition Centre and Art Galleries, Community Hall, Cultural and		power, Printing Press, Secondary/ Higher Secondary School, Vocational Training Institute, Technical Training Centre, Polytechnic, General Education Institute, Information Technology Hard Ware/ Electronic Industries, Specialized/ Professional Education Institute College/ University, Religious Centre, Bus Stand/Terminal.	14

Information Centre, Public Utility Building, Religious Building, Electric Substation, Clinics (Outpatient), Diagnostics Centres, Hospital and Health Centres, Research & Development Institutions, Courts, Police post/Station, Civil Defence and Home Guard, Forensic Science Lab, Jail and Reformatory, Fire post/Station, Day Care and Creche, Nursery Kinder Garten/ Primary School, Totlots, Parks, Out Door Games Stadium, Fair Ground, Open Air Theatre, Traffic Park, Play Ground, Zoological and Botanical Gardens, Parking Plaza, Taxi/ Jeep Stand, Plant Nursery, Agriculture and Horticulture, Pastures and Grazing Grounds, Fodder Cultivation, Pump Houses, Well and Irrigation Ponds, Movie Hall, motels, Hotels, Markets, Weighbridge, Automobile Show room.

15

(1)	(2)	(3)	(4)	(5)	(6)
9 Transport use zone	All buildings and uses connected with transport and communication such as Bus Terminal/Lorry/Car/Jeep Stand, Railway Station, Airports, Container Terminals, Auto Rickshaw stand, essential repair and Service Shops related to the transporation & Communication use, Residential uses incidental to other main use, ATMs, Weigh Bridges, Water Treatment Plant below 5 Million Litres per Day, Transmission Towers and Wireless Station, Totlots, Parks, Parking Plaza, Traffic Park.	Night Shelters, Police Post/Station, Fire Post/Station, Post and Telegram Office, Telephone Exchange, Electric Sub-Station, Clinics (Outpatient).	Social Welfare Centre, Public Utility and related buildings.	Any other uses not specified in items in column (3), (4) and (5).	

16

Uses permitted as per 1 (3) of zoning regulations and uses permitted as per 2 (3) of zoning regulations.

Uses restricted as per 1 (4) of zoning regulations and Uses restricted as per 2 (4) of zoning regulations.

Uses restricted as per 1 (5) of zoning regulations and Uses restricted as per 2 (5) of zoning regulations.

Any other use not specified in items in (3), (4) and (5).

Uses permitted as per 2 (3) of zoning regulations and uses permitted as per 3 (3) of zoning regulations.

Uses restricted as per 2 (4) of zoning regulations and Uses restricted as per 3 (4) of zoning regulations

Uses restricted as per 2 (5) of zoning regulations and Uses restricted as per 3 (5) of zoning regulations

Any other use not specified in items in (3), (4) and (5).

Fish Farms, Pump houses, Wells and Irrigation Ponds.

Any other use not specified in the permitted zone of water bodies use zone.

### 13. SPECIAL CATEGORY RESIDENTIAL BUILDING AREA

The isolated pockets of paddy fields marked in the proposed land use map of Government Sanctioned Development Plan for Palakkad as per G. O. (Ms.) No. 236/86/LAD dated 20-11-1986 which are not put to intensive agricultural use and the land lying vacant and undeveloped are proposed to be converted into residential land. This residential land is to be zoned as ‘SPECIAL CATEGORY RESIDENTIAL AREA’ with special attention given to drainage of the area, level of land filling open spaces etc. The following areas are suggested to be zoned as “SPECIAL CATEGORY RESIDENTIAL AREA”.

1. Area on the western side of Pattikkara-College Bye-pass road. The land abutting the road to a depth of 70 metres is zoned for commercial use like Godown, Warehouses, Cinema Theatres, Hotels, Shops etc. The remaining area of the paddy fields in Block No. 38 and Block No. 41 (Part) of Ward 3 is brought under “SPECIAL CATEGORY RESIDENTIAL AREA”.
2. The paddy fields on the eastern side of District Hospital in Block Nos. 63 & 66 (Part) of Ward 5.
3. Paddy field on eastern side of Civil Station in Block Nos. 29 & 66 (part) of Ward 5.
4. Paddy field on eastern side of Telephone Exchange and Western side of Palghat-Pollachi Railway line in Block 52 Ward 5.
5. Behind the Town Hall and the Palghat Development Authority Office in Block 49 (part) of Ward 5.
6. Paddy field around Manjakulam in between Shoranur Road and Vithunni Street, Market Road and T. B. Road in Block Nos. 15 & 18 (part) of Ward 4.
7. Paddy field on the Northern side of Shoranur Road in Block 7 (part) and 22 (part) of Ward 4.
8. Paddy field behind the K. S. R. T. C. Bus Station in Block 43, Ward 5.
9. Paddy field on the eastern side of the proposed 20 metres wide link Road connecting the proposed Calicut-Coimbatore Bye-pass road and existing Calicut-Coimbatore road in Block 70, Ward 2.
10. Paddy field in between Calicut-Coimbatore road in Kunnathurmedu in Block 74 and 79 of Ward 5.
11. Paddy field in Block Nos. 74, 75 & 31 of (part) Ward 2 on the Southern & Western side of proposed 30 metres. Calicut-Coimbatore Bye-pass road.

**GUIDELINES FOR PROCESSING OF APPLICATION FOR DEVELOPMENT OF  
LAND FOR RESIDENTIAL PURPOSE IN**

**THE SPECIAL CATEGORY RESIDENTIAL BUILDING AREAS ZONE IN  
PALAKKAD TOWN**

The guide line is applicable only to areas as specified under 11 identified areas defined in the sub- section (13) of zoning regulation as SPECIAL CATEGORY RESIDENTIAL BUILDING AREA as earmarked in the proposed land use map of Government Sanctioned Development Plan for Palakkad. These identified areas are isolated pockets of paddy fields in the town centre which are not put to intensive agricultural use and the land lying vacant and undeveloped, are proposed to be converted into residential purpose.

The development of land for residential purpose under the special category residential area zone is to be permitted only after getting concurrence from the District Town Planner and concurrence is to be considered only for individual residential building application along with the recommendations of a committee at Municipal level for processing and guiding the development.

A committee at Municipal level is to be constituted for processing and guiding the application for development of land for residential purpose in the 'SPECIAL CATEGORY RESIDENTIAL BUILDING AREA ZONE'. The committee shall consist of Palakkad Municipal Chairperson, Secretary of Municipality, Agricultural Officer of concerned area and Village Officer of concerned area. The Secretary of Municipality shall be the Convener of the Committee. The final recommendations of the committee shall be sent to the District Town Planner along with the application forms.

The committee and District Town Planner shall consider the following aspects mentioned hereunder while processing the individual application for the residential building in these areas.

- (1) The Kerala Land Utilization order prevailing inforce and any other act which deals with the conservation of paddy field in Palakkad town shall be adhered.
- (2) Regulation of construction in the area specified under Special Category Residential Area Zone shall be governed by the details shown in these guideline, unless otherwise specified in the General Town Planning Scheme or Detailed Town Planning Scheme or any scheme approved by Chief Town Planner to the Government.

- (3) The application shall be for single family residential building upto a total floor area of 200 m<sup>2</sup> and number of floors limited to two floors.
- (4) Only those applications in small plots upto 485 m<sup>2</sup> (12 cents), which are registered prior to.....(date of publication of the draft zoning regulation) shall be considered.
- (5) Provided that if the site still remains as paddy fields or suitable for paddy cultivation, the application of construction and land development from such sites need not be considered.
- (6) Provided also that, in the case of filled up paddy fields, it shall also be ascertained that paddy cultivation no longer exists and possible.
- (7) Unauthorized plot sub-division cannot be considered in this area.
- (8) The natural streams and rainwater drains shall be conserved as it is without affecting any type of pollution or contamination from other sewerage systems and wastewater drains.
- (9) The existing natural drainage system should be properly connected so as to enable rain water to flow easily from the nearby areas to main drains and canals and the proposed land development should not have any harmful effect to this system.
- (10) The development shall not be considered in constantly flood-affected areas seen in every rainy season which comes under the permanent inundation during the flood period.
- (11) The residential development and its sucking of natural ground water should not affect the existing paddy cultivation in the nearby area and the development should follow the existing rules and regulations under Ground Water Department and Mining and Geology Department prevailing under Palakkad town.
- (12) The development of building under this area should be limited to coverage of 50 percentage and FAR as 1 and the proposed plot should have proper access width as described below:
  - (a) The residential building with a total plinth area upto 100 m<sup>2</sup> should have an access width of minimum 1.2 m.
  - (b) The residential building with a total plinth area upto 150 m<sup>2</sup> should have an access width of minimum 2.0 m.
  - (c) The residential building with a total plinth area upto 200 m<sup>2</sup> should have an access width of minimum 3.0 m.

(13) The nearby area of proposed development should have electricity, watersupply and other infrastructure facility.

14.0 Kalpathy Area and Environs comprising of Sy. Nos. 1223 to 1246, 1269 to 1601, 1654, 1657 to 1685, 1688 to 1696, 1699, 1701 to 1726, 1727 to 1798, 1799 to 1834.

14.1 Not withstanding anything contained in the zoning regulations of the scheme and subject to modifications as prescribed hereunder, no development, redevelopment, construction including additions, alterations, repairs, renovations, replacement of special and architectural features, demolition of any part or whole thereof in respect of any objects or buildings in the area, comprised in survey numbers listed above, shall be allowed except with the prior written recommendation of the Art and Heritage Commission constituted by the Government under Rule 154 of the Kerala Municipality Bulding Rules 1999, in order to conserve the heritage character of the Kalpathy Area and its Environs.

Provided that, no area for buildings or objects, which in the opinion of the said commission have architectural, aesthetic, archeological, cultural or historic value, will be allowed to change from the existing condition without the recommendations of the commission.

Provided also that new constructions and additions of alterations to existing buildings may be permitted in this area with the following additional regulations namely:-

- (i) The total number of story's including the existing if any shall not exceed two from the street level.
- (ii) The overall height of the construction including the existing upto the topmost point of the proposed construction shall not exceed 9 mts. and
- (iii) The architectural character of the facades of the construction shall be as per the advice of the commission.

Provided also that the use or reuse of any site or building shall be as per the recommendation of the commissions.

14.2 The Local Self Goverrnment Institution concerned shall insist on any such recommendations of the commission.

14.3 The Art & Heritage Commission, if found necessary, may entrust the above regulatory aspects to a committee constituted for the purpose by the commission.

## General Guidelines

- (i) Land to a depth of 50 metres in residential zone and 100 metres in Commercial, Public & Semi Public and Industrial zones along the sides of roads having an existing width of 15 metres or more uses permitted in Commercial and Public and Semi Public zones may also be permitted by the executive authority if such uses are not allowable otherwise in the zoning regulations. However such uses may not be permitted in the residential zone if the surrounding area is substantially developed as a residential area. (contiguous)
- (ii) In residential zones if the area is substantially developed as residential the zoning regulation spelt out in the scheme shall continue.
- (iii) In residential zones, for new hospitals, the following additional restrictions shall apply :
 

The minimum extent of land after road widening if any shall be 0.2 hectare with coverage and FAR limited to 30% and 1.0 respectively :
- (iv) Coverage and Floor Area Ratio of all constructions (even if otherwise mentioned anywhere in these guidelines) under restricted uses for which concurrence is granted in Residential zone, shall not exceed 75% of the coverage and Floor Area Ratio values prescribed in Kerala Municipality Building Rules 1999. The additional Floor Area Ratio with fee as prescribed in the Kerala Municipality Building Rules 1999 will not be applicable in such cases.
- (v) Regulation of constructions on the sides of new roads/roads proposed for widening as per the scheme shall be governed by the distance from the centerline of the road, unless otherwise specified in the General Town Planning Schemes or Detailed Town Planning Scheme or any detailed road alignment approved by the Cheif Town Planner.
- (vi) Regarding the assessment of permissibility of uses classified under the category 'Restricted Uses', the Cheif Town Planner may issue general guidelines from time to time and such guidelines shall be adhered to by the responsible authorities.

By order of the Governor,

S. M. VIJAYANAND,  
Principal Secretary to Government.

## ANNEXURE-I

Type of non-obnoxious and non-nuisance type of service or light industries permissible in Residential zones

1. Flour Mills
2. Embroidery and Lace Manufacturing
3. Gold and Silver Smithy
4. Watch, Pen and Spectacle repairing
5. Laundry, Dry cleaning and dyeing
6. Photo and Picture framing
7. Manufacture and repair of Musical Instruments
8. Automobile servicing (excluding repair)
9. Radio servicing and repairing
10. Cotton and Silk printing
11. Bakeries
12. Confectionaries
13. Cold Storage
14. Aerated Waters and Fruit Beverages
15. Manufacture of Tobacco products
16. Garment Making
17. Electroplating
18. Bamboo and Cane products
19. Sports Goods
20. Card-board box and Paper products
21. Domestic Electrical Appliances
22. Toy Making
23. Furniture without Machinery
24. Wooden Electrical Accessories
25. Copper, Brass and Metal utensils
26. Small Foundaries
27. Padlock
28. Sanitary Fittings and other similar industries

## ANNEXURE-II

List of obnoxious or nuisance industries subject to objectionable odours, fumes effluents or processors to be located in hazardous zones  
(Grouped Under Indian Standard Industrial Classification)

- I Manufacture of food stuff :
  - 1. Slaughtering, Preservation of meat and fish and canning of fish.
- II Manufacture of Beverages :
  - 2. Production of distilled Spirits, Wines, Liquor etc. from Alcoholic malt, Fruits and malts in Distillery and Brewery.
  - 3. Production of Country Liquor and indigenous Liquor such as Toddy, Liquor from Malwa, Palm Juice.
- III Manufacture of Wood and Wooden products :
  - 4. Sawing and Planning of Wood.
  - 5. Wood seasoning and creosoting.
  - 6. Manufacture of Veneer and Plywood.
  - 7. Paper, Pulp and Straw board.
- IV Manufacture of Leather and Leather products :
  - 8. Currying, Tanning and Finishing of Hides and Skins and preparation of finished leather.
- V Manufacture of Rubber, Petroleum and Coal products :
  - 9. Manufacture of Tyres and Tubes.
  - 10. Manufacture of Industries and Synthetic Rubber.
  - 11. Reclamation of Rubber.
  - 12. Production of Petroleum, Kerosene and other Petroleum products in refineries.
  - 13. Production of Coal Tar and Coke in Coke Oven.
- VI Manufacture of Chemical sand Chemical produces :
  - 14. Manufacture of basic industrial chemicals such as Acids, Alkali and their Salts not elsewhere specified (especially Sulphurous, Sulphuric, Nitric, Hydrochloric etc., Acids) Ammonia, Chlorine and Bleaching powder manufactures.

15. Manufacture of Dyes, Paints, Colours and Varnishes, Printing Ink.
16. Manufacture of Fertilizers (specially from organic materials).
17. Manufacture of Disinfectants and Insecticides.
18. Manufacture of Ammunition; Explosive and Fire works.
19. Manufacture of Matches.

VII Manufacture of Non-metalic Mineral products other than Petroleum and Coal:

20. Manufacture of Cement and Cement products.
21. Manufacture of Lime.
22. Manufacture of Plaster of Paris.

VIII Manufacture of Basic metals and their products :

23. Manufacture of Iron and Steel including Smelting, Refining rolling and conversion into basic forms.
24. Manufacture of including Smelting, Refining etc. or Nonferrous metals and Alloys in basic forms.
25. Manufacture of Ornaments.

IX Manufacture of Machinery (other than transport) and Electrical equipments

26. Manufacture of all kinds of Battery.

X Miscellaneous items not covered above:

27. Incineration, Reduction or Dumping of offal, Dead Animal's Garbage or refuse.
28. Manufacture of Gelatine and Glue.
29. Fat, Tallow, Grease or Lard refining of manufacture.
30. Bone meal, Bone grist and Bone powder and other similar types of nuisance industries.

## APPENDIX-X

(to be neatly typed/written in a white paper)

From

.....  
 .....  
 .....Pin.....

Phone No.....(if any with code)

To

The Town Planner,  
 District Town Planning Office,  
 Civil Station, Palakkad.

*(On behalf of the Secretary to Government, Local Self Government Department,  
 Government of Kerala.)*

Sir,

*Sub:— DEVELOPMENT PLAN FOR PALAKKAD—Variation 2008—  
 Objections and Suggestions-reg:*

With reference to the notification cited (1) above, I may submit the following details and objections/suggestions regarding the variation of the scheme :

**Details of the land/property if any against which objections/suggestions are made:**

Sy. Number (Old Survey) :.....(with subdivision details)  
 (Re-Survey) :.....(with subdivision details)

Name of Village :.....

Municipality/Grama Panchayat :.....

Ward Name :.....

Ward Number :.....

Objections/Suggestions :

.....  
.....  
.....  
.....

Location sketch of the site/property (which shall also indicate distance to the site from major roads/junctions/landmarks and orientation) mentioned above together with other relevant details (if any) are enclosed herewith.

Yours faithfully,

*(Signature)*

Place :.....

Date :.....

Encl :(1) Location Sketch

- (2) .....
- (3) .....
- (4) .....